182.0	0002	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	740,100	/	740,100
USE VALUE:	740,100	/	740,100
ASSESSED:	740,100	/	740,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		MAYFLOWER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ASHWAY JUDITH A
Owner 2:	
Owner 3:	
Street 1:	25 MAYFLOWER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RIZZO ALPHONSE E & MARION R -
Owner 2:	-
Street 1:	25 MAYFLOWER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .144 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 1488 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6282.000	314,200		425,900	740,100
Total Card	0.144	314,200		425,900	740,100
Total Parcel	0.144	314,200		425,900	740,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 497.38 | /Parcel: 497.38

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 122931

GIS Ref

GIS Ref

Insp Date 05/18/18

!14223!

PREVIOUS ASSESSMENT

Parcel ID: 182.0-0002-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	314,200	0	6,282.	425,900	740,100		Year end	12/23/2021
2021	101	FV	305,000	0	6,282.	425,900	730,900		Year End Roll	12/10/2020
2020	101	FV	305,000	0	6,282.	425,900	730,900	730,900	Year End Roll	12/18/2019
2019	101	FV	231,200	0	6,282.	425,900	657,100	657,100	Year End Roll	1/3/2019
2018	101	FV	231,200	0	6,282.	359,000	590,200	590,200	Year End Roll	12/20/2017
2017	101	FV	231,200	0	6,282.	328,600	559,800	559,800	Year End Roll	1/3/2017
2016	101	FV	231,200	0	6,282.	279,900	511,100	511,100	Year End	1/4/2016
2015	101	FV	225,600	0	6,282.	243,400	469,000	469,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:35:10

LAST REV

Date	Time
07/29/20	14:54:00
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 14223

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RIZZO ALPHONSE	69199-236		4/27/2017		647,000	No	No		
	11883-210		8/31/1970		28,000	No	No		N

USER DEFINED

Prior Id # 1:	122931
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2020	514	Det. Gar	5,000	C				
3/5/2019	303	Insulate	2,900	C				
3/12/2015	235	New Wind	21,098					Replace 14 windows
8/27/2010	1053	Add Bath	7,650					CLOSET TO FULLBATH
7/17/2008	790	Re-Roof	6,250					

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2018	Meas/Inspect	BS	Barbara S
1/31/2018	SQ Returned	MM	Mary M
3/22/2011	Info Fm Prmt	BR	B Rossignol
10/20/2008	Measured	197	PATRIOT
1/4/2000	Mailer Sent		
12/30/1999	Measured	163	PATRIOT
4/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6282		Sq. Ft.	Site		0	70.	0.97	7									425,923						425,900	

Total AC/HA:	0.14421	Total SF/SM:	6282	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	425,923	Spl Credit		Total:	425,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.00289965
Adj $ / SQ:	176.009
Other Features:	90016
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	386021
Depreciation:	71800
Depreciated Total:	314221

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

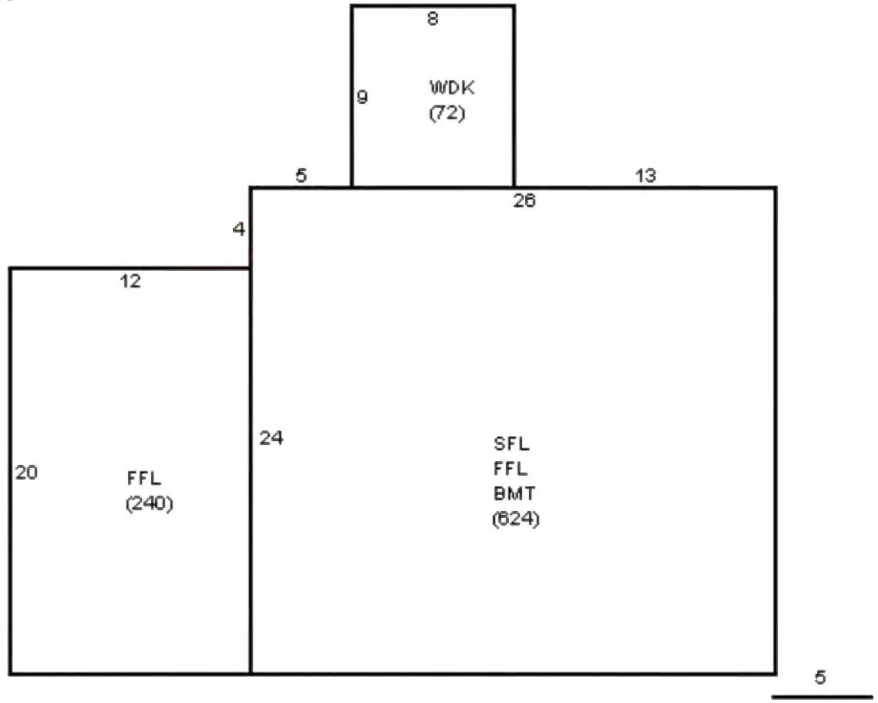
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.01
Special Features:	0	Val/Su Net:	143.86
Final Total:	314200	Val/Su SzAd	211.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	864	176.010	152,072
BMT	Basement	624	52.800	32,949
SFL	Second Floor	624	176.010	109,830
WDK	Deck	72	16.050	1,155

Net Sketched Area:	2,184			Total:	296,006
Size Ad	1488	Gross Area	2184	FinArea	1488

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X6	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

182.0-0002-0002.A

IMAGE

AssessPro Patriot Properties, Inc